

SAN LUIS OBISPO COUNTY AGRICULTURE ELEMENT

**1998 AGRICULTURE AND OPEN SPACE ELEMENT
SAN LUIS OBISPO COUNTY GENERAL PLAN**

AGRICULTURAL POLICIES (AGP)

AGP8: Intensive Agricultural Facilities.

- a. Allow the development of compatible intensive agricultural facilities that support local agricultural production, processing, packing, and support industries.**
- b. Locate intensive agricultural facilities off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.**

Discussion: Agriculture's needs are the primary determinates of the location of agricultural facilities. Intensive agricultural facilities include many different types of uses that have varied requirements as to location, site characteristics, water, sanitary service and waste disposal, as well as a variable degree of potential conflicts with residential and other urban land uses. Examples of such uses are livestock feedlots, dairies, hog farms, poultry operations, mushroom production, greenhouses, aquiculture facilities, feed and grain mills, meat-packing plants, other types of food processing plants, breweries, wineries, produce packing sheds, packing and packaging materials, ice manufacturing, and transportation facilities for agricultural products and supplies.

This policy recognizes that additional intensive agricultural facilities may be needed to support local agriculture. However, not all such uses may be appropriate on all locations where they might be proposed. Finding suitable locations for such facilities where development will be compatible with surrounding uses is important to both agriculture and the surrounding uses. Accordingly, the county should actively assist in finding appropriate locations in agricultural, industrial or commercial service areas.

The LUE and LUO have appropriate standards for the location of such uses. However, one such type of use not referenced as an allowed use would be a brewery. Under existing county standards, wineries can be established using grapes either grown on-site or imported from another site. While hops are not yet an established crop in this county, breweries could become similar to wineries if more locally grown product becomes available so as to make establishment of a brewery feasible. Standards in the LUO should establish the requirements for developing a brewery by spelling out such factors as requiring that a majority of the raw products needed are grown in San Luis Obispo County, the type of land use permit

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required, how the site is to be developed, and the type of access required to the site.

A review of the Standard Industrial Classification (SIC) system shows that wineries, breweries, and the manufacturing of other types of spirits are included in the definition of Food and Kindred Products. However, under the existing LUE/LUO, breweries are not referenced as a use that could be established in this county. Therefore, the LUE/LUO should be amended to include breweries as a conditional use.

Implementation:

1. The Department of Planning and Building should work with representatives of the agricultural industry, individuals and community groups to identify appropriate development standards for the placement of intensive agricultural facilities that are directly related to agricultural production, processing, packing and support industries.

Timeframe: Ongoing.

2. The Department of Planning and Building should propose amendments to the LUE to include breweries in the definition of "Food and Kindred Products." The LUO should also be amended to incorporate appropriate development standards for breweries, such as but not limited to requiring that a majority of the raw products needed are grown in San Luis Obispo County, the type of land use permit required, how the site is to be developed, the type of access required to the site, as well as a provision that breweries shall not be located on agricultural lands unless there are no other feasible alternative locations available. Further definition of what constitutes a winery and accessory activities should also take place.

Timeframe: 24 months from plan adoption.

3. The Department of Planning and Building should propose amendments to the LUO by adding development standards for uses included in the land use definition of "Food and Kindred Products" (as defined in Framework for Planning) similar to those standards already in place for wineries that will ensure compatibility with the rural and agricultural character of the area.

Timeframe: 24 months from plan adoption.